

| BLARNEY | | | | |
|--|-------------------------------|-----------|----------------------------|-------------|
| Unit Description | Unit Type | Bed Space | Proposed Unit Area (sq.m.) | No. of Unit |
| 4 bed semi-detached (with accessible GF bedroom) | A1/A1(m) | 7 | 129.8 | 4 |
| 3 bed detached | B1 | 5 | 119.5 | 4 |
| 3 bed detached | C1 | 5 | 97.7 | 1 |
| 3 bed semi-detached / townhouse | D1/D1(m) | 5 | 109.5 | 19 |
| 3 bed townhouse | D2/D2(m) | 5 | 106.9 | 4 |
| 3 bed semi-detached / townhouse | E1/E2/E3/E4/E5 | 5 | 95.4/95.6 | 48 |
| 2 bed semi-detached / townhouse | F1/F1(m)/F2/F2(m)/F3/F4/F4(m) | 4 | 82.0/84.7 | 33 |
| 2 bed townhouse | F5/F5(m) | 4 | 80.3 | 4 |
| 2 bed bungalow | G1/G2 | 3 | 71.2 | 2 |
| 2 bed GF apartment (own-door access) | 2AU | 3 | 72.9 | 5 |
| 2 bed apartment | 2BU | 3 | 68.1 | 2 |
| 1 bed accessible GF apartment (own-door access) | 1AU | 2 | 49.6 | 5 |
| 1 bed apartment | 1BU | 2 | 52.3 | 6 |
| 1 bed apartment | 1CU | 2 | 53.1 | 1 |
| 4 bed | 4 | | 2.9% | |
| 3 bed | 76 | | 55.1% | |
| 2 bed | 46 | | 33.3% | |
| 1 bed | 12 | | 8.7% | |
| houses | 119 | | 86.2% | |
| duplex-apartments/later living units | 19 | | 13.8% | |
| TOTAL NUMBER OF UNITS | 138 | | | |
| SITE AREA | 3.7 HA | | | |
| DEVELOPABLE AREA | 3.0 HA | | | |
| DENSITY | 46 UNITS / HA | | | |
| OPEN SPACE | Min. 12% | | | |

KEY:

 SITE BOUNDARY

Note

- Please refer to the landscape proposal prepared by CSR for public realm and open space information.
- Refer to accompanying plans prepared by MMOS for additional engineering details etc.

Note

- All units that have a minimum private amenity space depth of less than 8m **DO NOT** have rear windows that serve habitable rooms at first floor.

ZO 02 - NEW RESIDENTIAL NEIGHBOURHOOD ZONED LANDS TO THE WEST



DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY. ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE. DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD. LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

| date | rev | name | chk | note |
|----------|-----|------|-----|--------------------|
| 09.03.26 | P1 | PC | EJG | ISSUE FOR PLANNING |

DEADY GAHAN ARCHITECTS



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Project
 PROPOSED MIXED-USE DEVELOPMENT AT
 BLARNEY,
 CO. CORK.

Drawing title
 PROPOSED ROOF PLAN A

| Scale | Drawn | Checked | Date |
|-------------|-------------|----------|----------|
| 1:500 @ A1 | JA | EJG | 02.07.24 |
| Project No. | Dwg. No. | Revision | |
| 23063 | 23063/P003A | P1 | |

| Information / Comments | Tender |
|------------------------|--------------|
| Planning | Construction |

PROPOSED ROOF PLAN A
 SCALE 1:500 @ A1